

Fort Lowell Historic Zone Advisory Board

Minutes

The Fort Lowell Historic Zone Advisory Board (FLHZAB) held a meeting on **Tuesday, March 23, 2010**, at **7:00 pm** in the **McClure Residence, 5440 E. Fort Lowell Road**, Tucson, Arizona.

1. Call to Order and Roll Call

In attendance: Jim Klein, Bob Brisley, Elaine Hill, Bob Hastings, Peggy Sackheim, Karen Zimmermann, Jo McClure,

Guests: Drew Gorski and Corky Poster – Poster-Frost Assoc., Jonathan Mabry – City of Tucson, Dorothy Steel, Bryan Atwood, Glen Kerslake, Jonathan Hayden

Associates: Minette Burges, Mary Lou Nuttall,

2. Consent Agenda

- a. Approval of Minutes of February 23, 2010
Minutes were approved.
- b. Treasurer's Report

3. Plans Review

- a. Adkins Parcel (Fort Lowell Park Master Plan)-Demolitions; 5444/5450/5460 East Fort Lowell Road and 2951 North Craycroft Road (Fort Lowell Historic Preservation Zone) (T10SA00068) Historic Preservation Zone Case (HPZ 10-09).

Drew Gorski and Corky Poster of Poster Frost

Corky provided an update of the questions and requests made by the Board at the last meeting:

- 1. Concerning consideration for potential salvage of the materials on the Adkins parcel be recycled in the Historic Zone, Corky advised that the question was directed to the City-County monthly meeting. There were several problems with the idea: 1) Salvage efforts may have a negative financial impact because the demolition contractor bid includes selling reclaimed materials. 2) There would have to be equal access to all city residents to acquire the materials; 3) The site is contaminated, so health and safety would prevent access to the site. Poster Frost will however work with the Fort Lowell Restoration Advisory Committee to determine if and how any materials may be used in the Park project itself for historic interpretation.
- 2. Magore house documentation: T-PHC had asked for additional historic documentation before demolition. A report was done by

Homer Thiel. The house was built in about 1925 and the family was there until about 1960. Little is known. The building may have been built in relation to the configuration of the Fort, but because of the concrete stem wall, it is not likely that it was built from Fort era ruins. There are plans to monitor during demolition to document any pertinent findings.

- b. Bryan Atwood, Domingo Romero house, 2922 N. Beverly (house is set back from road and behind a house that fronts Beverly).

See information below provided by Jonathan Mabry concerning paint colors approval.

Colors were again provided by Atwood and were approved: Dunn Edwards Sand Dune for the house and a blue trim.

- c. 2920 N. Beverly. Proposed new residence. Glen Kerslake presented preliminary plans. They expect to submit application in the next 30 days. Preliminary plans were presented by Glen Kerslake for a new house on the lot at 2920 N. Beverly – owner Alex Schorsch.

The Advisory Board had the following comments concerning the design:

Height 14' of tallest feature is the maximum allowed. Less is preferred.

Masonry cap: Builder mentioned brick or flagstone. The Board advised that brick or brick colored masonry would be appropriate; flagstone would not be acceptable.

Sand finish stucco is OK

Clerestory windows on the west elevation should be reconsidered; they are not appropriate. Consider skylights in the studio.

Porch roof will corrugated tin. Should be a simple shed roof.

AC equipment will be on the ground

Bay windows are not seen in the historic district; not permitted.

Front door set on the diagonal is not seen in the historic district; not permitted

Pillars at front would be better if rough hewn wood instead of stucco. Stucco pillars are not representative of historic district

Trees are already being moved. Large trees are not planned to be moved. There was concern that native trees were being moved.

There are no plans to improve roadway easement.

There are no plans for a carport or garage. They are thinking of a free standing carport in front of the house. The Board questioned whether this is allowed by code (to put a carport in front of a house). It would not be acceptable at this location.

The Board requested that the easement /access to the house should be treated like a road. The builder indicated there will be other new houses built beyond this one. This is a spec house that is designed with options, to be re-used. There is collaboration between this owner (Alex Schorsch), Bryan Atwood to the West, and adjacent property owner Carol Parker to the North. This easement may end up serving 5 homes – 4 of them new. A Board member questioned whether this should be considered a minor subdivision.

4. Old Business

a. Monitoring of current projects:

- i. San Pedro Chapel reconstruction of the ramp for accessibility at the West Chapel door.

The Advisory Board wishes to work more closely with the Fort Lowell Neighborhood Association concerning any permanent fixtures at the San Pedro Chapel.

- ii. 5328 E. Fort Lowell Rd. Gate is in. Unexpected changes to front landscape.

Discussion deferred to next meeting.

- iii. Concrete benches at San Pedro Chapel. OFLNA (Old Fort Lowell Neighborhood Association)

Discussion deferred to next meeting.

b. Monitoring of Historic Zone Preservation Cases

- i. HPZ-08-12, Contributing Non-historic, 5601 E Fort Lowell Rd, Marruffo
Nothing to report

c. Historic Zone Standards and/or Zoning Issues

Contributing Historic, 5347 E Fort Lowell Rd, DeConcini - paint color/shed as residence

Repair was done to carport and color was changed. Reported to City.

d. On going monitoring in Historic District

- i. Schoolhouse property, 5301 E. Fort Lowell Rd.
- ii. Fort Lowell Restoration Advisory Committee (FLRAC)
- iii. Adkins parcel – Follow up.
- iv. Commissary -- rentals, other uses
Nothing to report.

5. New Business

a. La Sonrisa Paint Color

i. 5427 E. Francisco Loop, Carole Edelsky

ii. 5407 E. Francisco Loop, Lyle Janes,

Jonathan Mabry advised the board about paint colors in general in Historic Preservation Zones, and addressed the projects brought forward at La Sonrisa. The legal authority is the Land Use Code 2.8.8.6, Section L, Addition review. When paint is part of a larger project that requires a permit, it is appropriate for the Advisory Board to provide review and approval of colors. This also applies to a surface texture repair (i.e. stucco) and paint change. It must be appropriate to the historic style and reflect the historic period. Failure to obtain Historic Zone review is technically a zoning violation. Violations may be reported to Planning and Community Services.

La Sonrisa has no color palate, but the original subdivision followed the colors recommended by the Advisory Board. Since that time one homeowner then a second has painted a home gray. A member of the Advisory Board recommended that when others have requested a gray color it has been refused as not appropriate to the Preservation Zone. A motion was made and approved that had the gray colors at La Sonrisa been presented to the Fort Lowell Historic Zone Advisory Board, they would not have been approved. The Board will help support the La Sonrisa Homeowners Association by providing guidelines for their information.

b. Election of officers.

Postponed pending reappointment of members.

c. Old Fort Lowell Neighborhood Association (OFLNA) Council meeting, 2nd Monday of month, 7pm in Adobe House. FLHDB attendance – Peg.

6. Subcommittee Reports

d. Membership

e. Portfolio

f. Inventory

g. Design Review Guidelines

h. Archiving

Nothing to report

6. Announcements

a. Fort Lowell Restoration Advisory Committee (FLRAC)

b. OFLNA

Discussed as above. Need clarification on the Hastings pamphlet at a future meeting.

8. Call to the Audience

9. Future Agenda Items

Next meetings are scheduled for 4th Tuesdays of the month
Apr. 27, May 25, June 22, July 27, Aug 24, ...

10. Adjournment